143.0	0001	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 951,600 / 951,600
					USE VALUE: 951,600 / 951,600
					ASSESSED: 951,600 / 951,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUANG EDWIN C & TAMAR G
Owner 2:	
Owner 3:	
Street 1:	15 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUANG TAMAR G -
Owner 2:	-
Street 1:	15 PINE RIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 2432 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5200.000	490,300	500	460,800	951,600
Total Card	0.119	490,300	500	460,800	951,600
Total Parcel	0.119	490,300	500	460,800	951,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.35 /Parcel: 391.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92367

GIS Ref

GIS Ref

Insp Date 06/09/18

!11066!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	490,300	500	5,200.	460,800	951,600		Year end	12/23/2021
2021	101	FV	476,100	500	5,200.	460,800	937,400		Year End Roll	12/10/2020
2020	101	FV	476,100	500	5,200.	460,800	937,400	937,400	Year End Roll	12/18/2019
2019	101	FV	362,100	500	5,200.	432,000	794,600	794,600	Year End Roll	1/3/2019
2018	101	FV	362,100	500	5,200.	357,100	719,700	719,700	Year End Roll	12/20/2017
2017	101	FV	362,100	500	5,200.	328,300	690,900	690,900	Year End Roll	1/3/2017
2016	101	FV	362,100	500	5,200.	299,500	662,100	662,100	Year End	1/4/2016
2015	101	FV	336,700	500	5,200.	293,800	631,000	631,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:50:25

LAST REV

Date	Time
03/04/21	12:47:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUANG TAMAR G,	76994-74	1	2/18/2021	Convenience	1	No	No		
HUANG EDWIN C &	56306-3		1/19/2011	Convenience	1	No	No		
HUANG TAMAR G	54966-483		7/9/2010	Convenience	1	No	No		
HUANG EDWIN C/T	53498-133		9/3/2009	Family	1	No	No		
CARTER CYNTHIA	39986-68		7/17/2003		483,000	No	No		
TILSON BARBARA/	25472-55		7/7/1995		232,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2011	1862	Porch	5,000	C				rebuild front porc
1/4/2005	4	Redo Kit	45,000	C		G6	GR FY06	REMODEL BATH ALSO

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Measured	372	PATRIOT
9/6/2005	Permit Visit	BR	B Rossignol
12/29/2003	MLS	HC	Helen Chinal
4/10/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5200		Sq. Ft.	Site		0	80.	1.11	9									460,799						460,800	

Total AC/HA:	0.11938	Total SF/SM:	5200	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	460,799	Spl Credit		Total:	460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27874255
Const Adj.:	0.98990101
Adj $ / SQ:	170.887
Other Features:	98050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513993
Depreciation:	23644
Depreciated Total:	490349

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

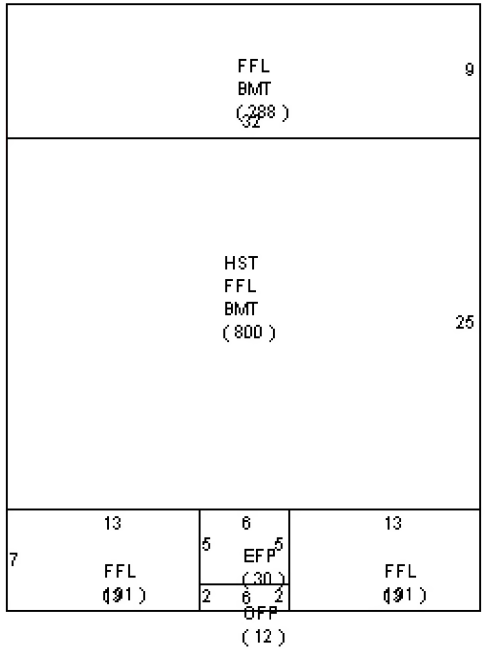
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.98
Special Features:	0	Val/Su Net:	175.11
Final Total:	490300	Val/Su SzAd	293.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,270	170.890	217,026
BMT	Basement	1,088	74.590	81,156
HST	Half Story	400	170.890	68,355
EFP	Enclos Porch	30	71.870	2,156
OFP	Open Porch	12	43.560	523

Net Sketched Area:	2,800	Total:	369,216
Size Ad	1670	Gross Area	3200	FinArea	2432
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

143.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1987	0.00	T	25.6	101						
19	Patio	D	Y	1	14X14	A	AV	1923	4.16	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500